

An aerial photograph of a dense urban area, likely Boston, showing a mix of historic and modern architecture. In the foreground, a large, multi-story brick building with many windows is prominent. To its right, a waterfront area with a pier and some construction is visible. The background is filled with a variety of skyscrapers and city buildings under a clear sky. Overlaid on the image is yellow text.

Municipal Harbor Plan Amendment for Lovejoy Wharf

Boston Redevelopment Authority

December 14, 2005



Lovejoy Wharf – Project Information

- 2.1 acre waterfront parcel
- 430,642 total square feet
- 260 residential units
- Ground-level retail & restaurant uses
- 325 parking spaces
- 42,619 square feet open space
- 412 linear feet of Harborwalk



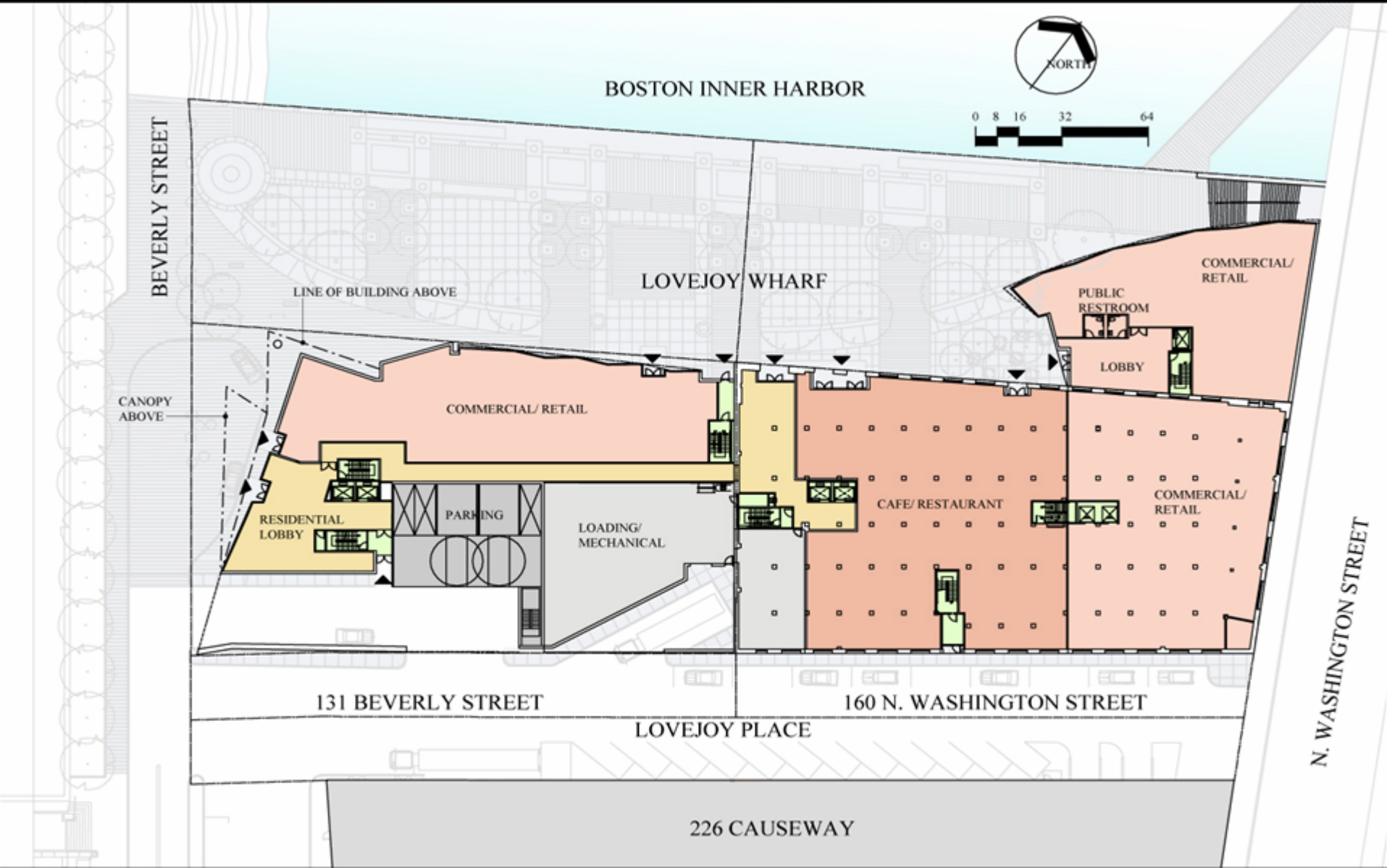
Proposed Project - DPIR



Current Proposal



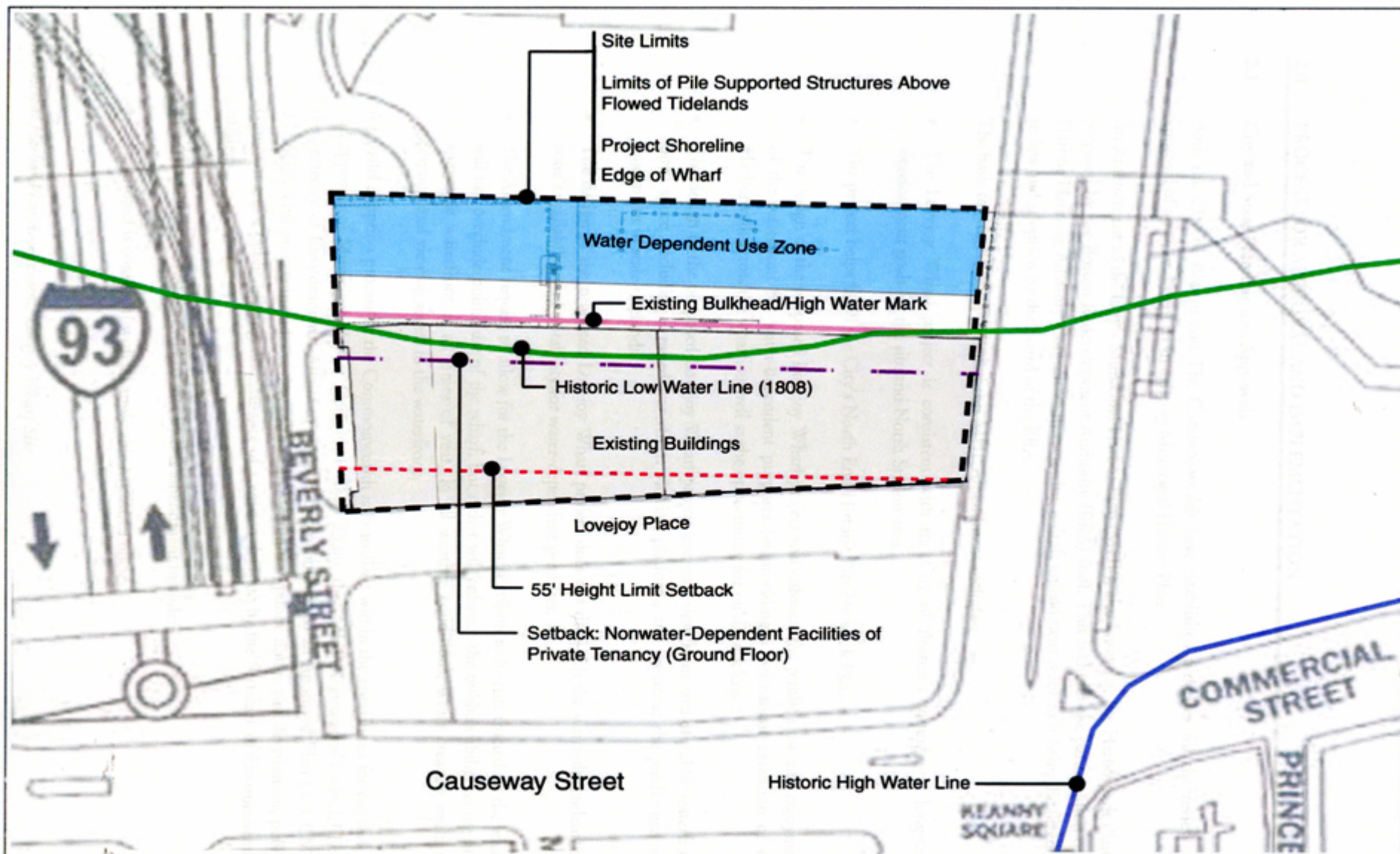
First Floor Plan



Regulatory Process

- Boston Zoning Code, Article 80 Development Review
 - Project Notification Form (PNF) – Filed on 12/15/04
 - Draft Project Impact Report (DPIR) – Filed on 7/1/05
- Boston Civic Design Commission (BCDC)
- Massachusetts Environmental Policy Act (MEPA)
 - Environmental Notification Form (ENF) – Filed on 12/15/04
- Municipal Harbor Planning
- City of Boston Conservation Commission
- Chapter 91 Waterways Regulations

Chapter 91 Jurisdiction



Lovejoy Wharf

Lovejoy Wharf - Proposed Substitute Provisions

- Harborwalk
- Water Dependent Use Zone
- Open Space
- Height



HARBORPARK PLAN CITY OF BOSTON MUNICIPAL HARBOR PLAN



CITY OF BOSTON
Raymond L. Flynn,
Mayor

BOSTON REDEVELOPMENT AUTHORITY

Stephen Coyle,
Director
Clarence J. Jones,
Chairman
Michael F. Donlan,
Co-Vice Chairman
Francis X. O'Brien,
Co-Vice Chairman
James K. Flaherty,
Treasurer
Consuelo Gonzales-Thornell,
Member
Kane Simonian,
Secretary

OCTOBER 1990

INCLUDES:

May 22, 1991 Decision
of the Secretary of the
Executive Office of Environmental
Affairs
Commonwealth of Massachusetts

Results of Harbor Park Plan

- Harborwalk
- Signage Guidelines
- Setbacks
- Height
- Water Transportation Facilities
- Open Space



City of Boston Municipal Harbor Plans

- City of Boston Municipal Harbor Plan (“Harbor Park Plan”), 1991
- Harbor Park Plan Limited Geographic Amendment, 1999
- Minor Geographic Amendment to Harbor Park Plan, 1999
- South Boston Waterfront District MHP, 2000
- MassPort MOU, South Boston/Commonwealth Flats, 2001
- East Boston MHP, 2002
- MassPort MOU, East Boston, 2002
- Fort Point Downtown Waterfront MHP, Phase I, 2002
- Amendment to South Boston Waterfront District MHP, 2003
- Fort Point Downtown Waterfront MHP, Phase II, 2004

PROPOSED

MMUNICIPAL HARBOR PLAN

Limited Geographic Amendment



MARCH 1999

CITY OF BOSTON · THOMAS M. MENINO, *MAYOR*

Boston Redevelopment Authority · Thomas N. O'Brien, *Director*



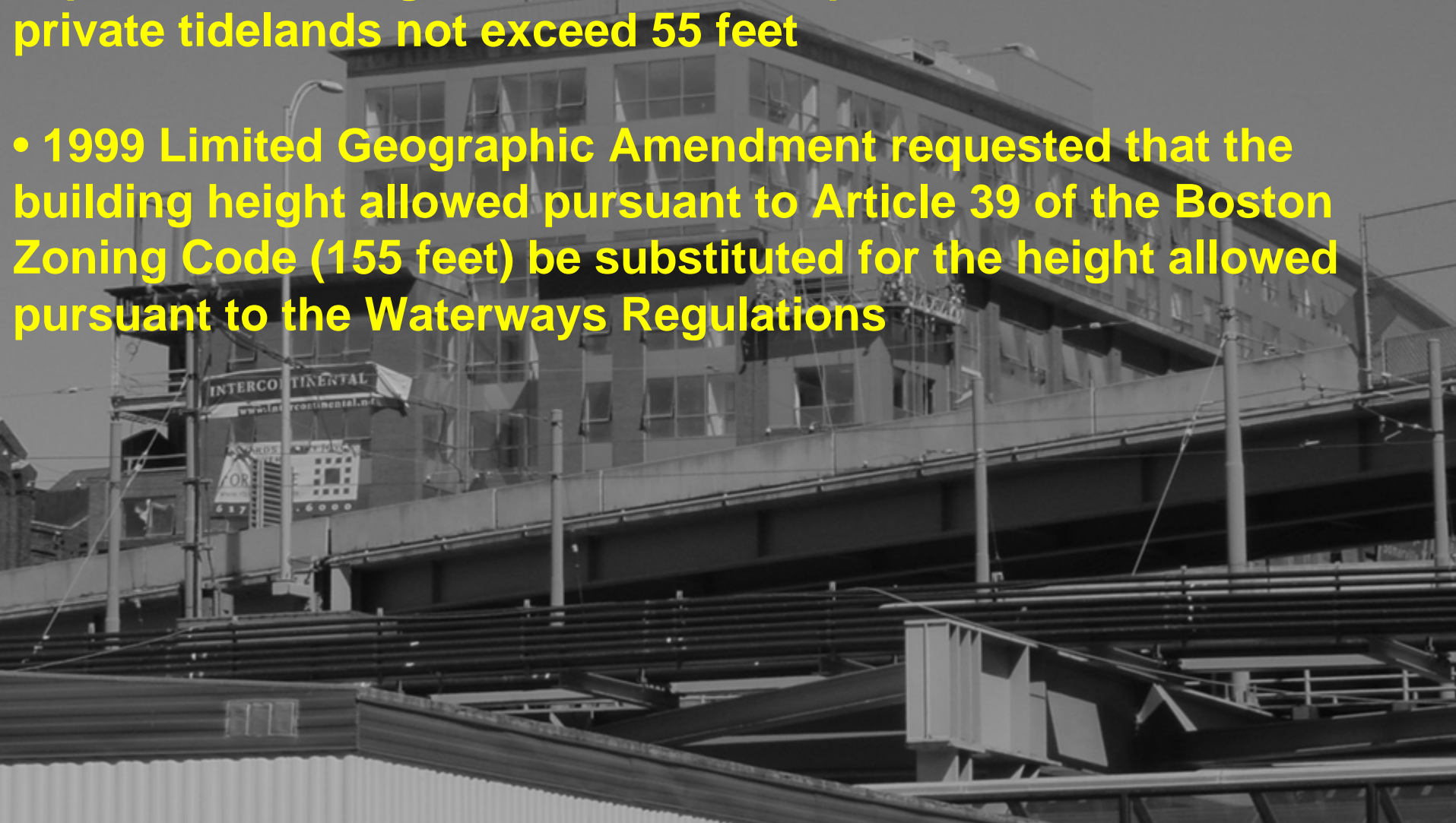
INTERCONTINENTAL
www.intercontinental.net

FOR
617 . 6000

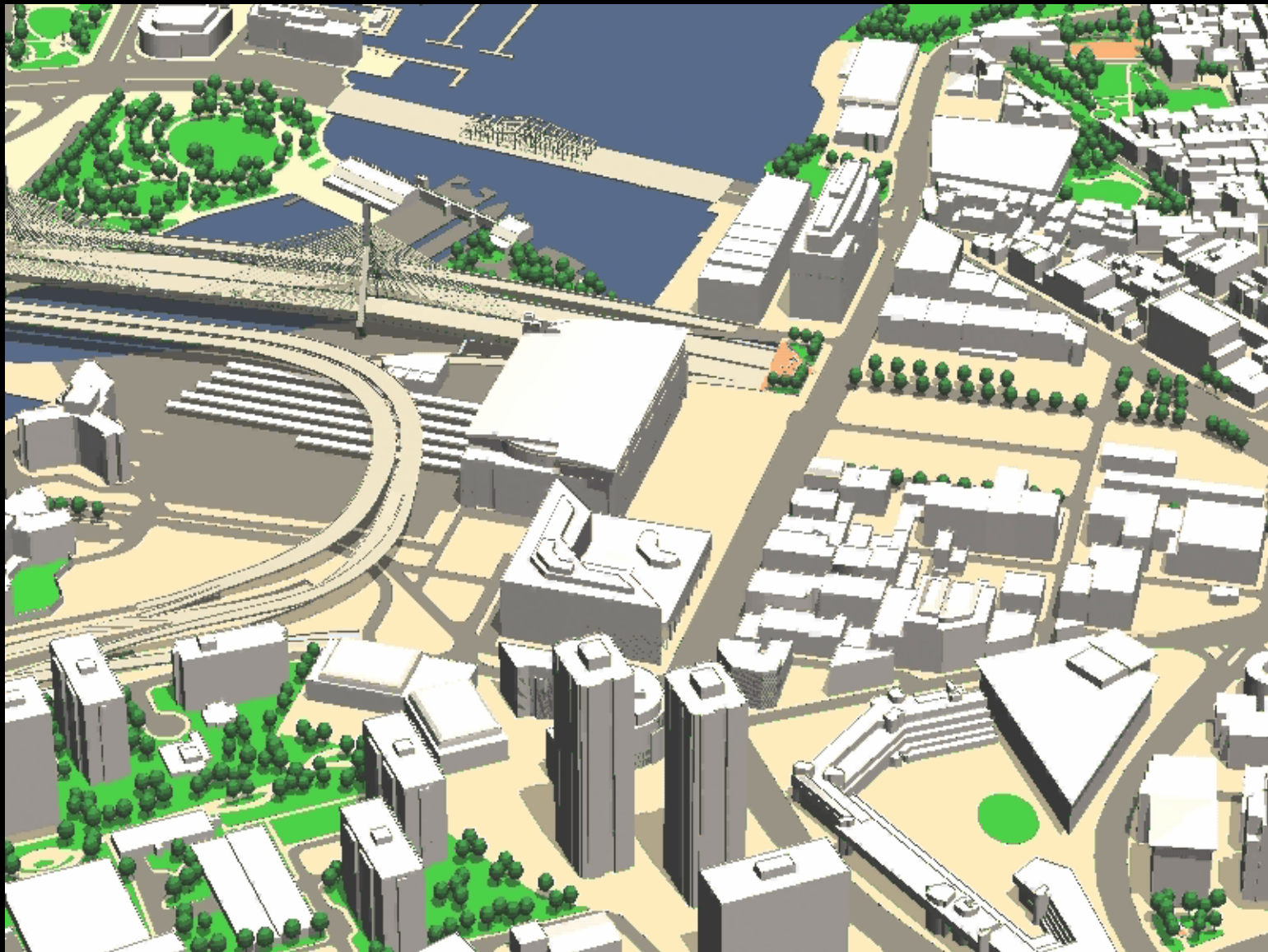
Substitute Provisions for 226 Causeway Street

The Waterways Regulations require the height of new or expanded buildings for non-water dependent uses located on private tidelands not exceed 55 feet

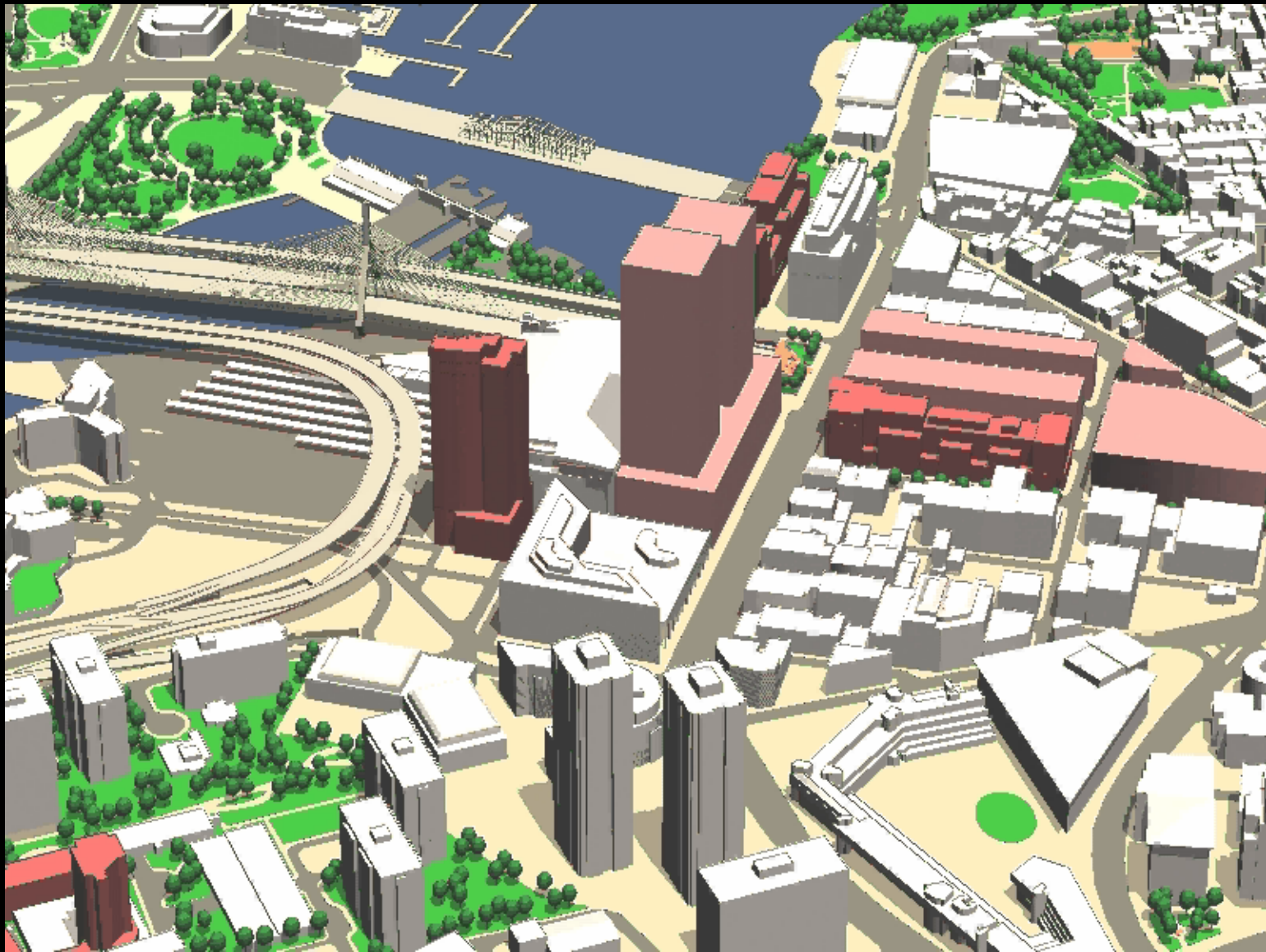
- 1999 Limited Geographic Amendment requested that the building height allowed pursuant to Article 39 of the Boston Zoning Code (155 feet) be substituted for the height allowed pursuant to the Waterways Regulations



Existing Conditions



Full-Build



Planning Context



Existing & Proposed Harborwalk



Boston Harborwalk Website – www.bostonharborwalk.com

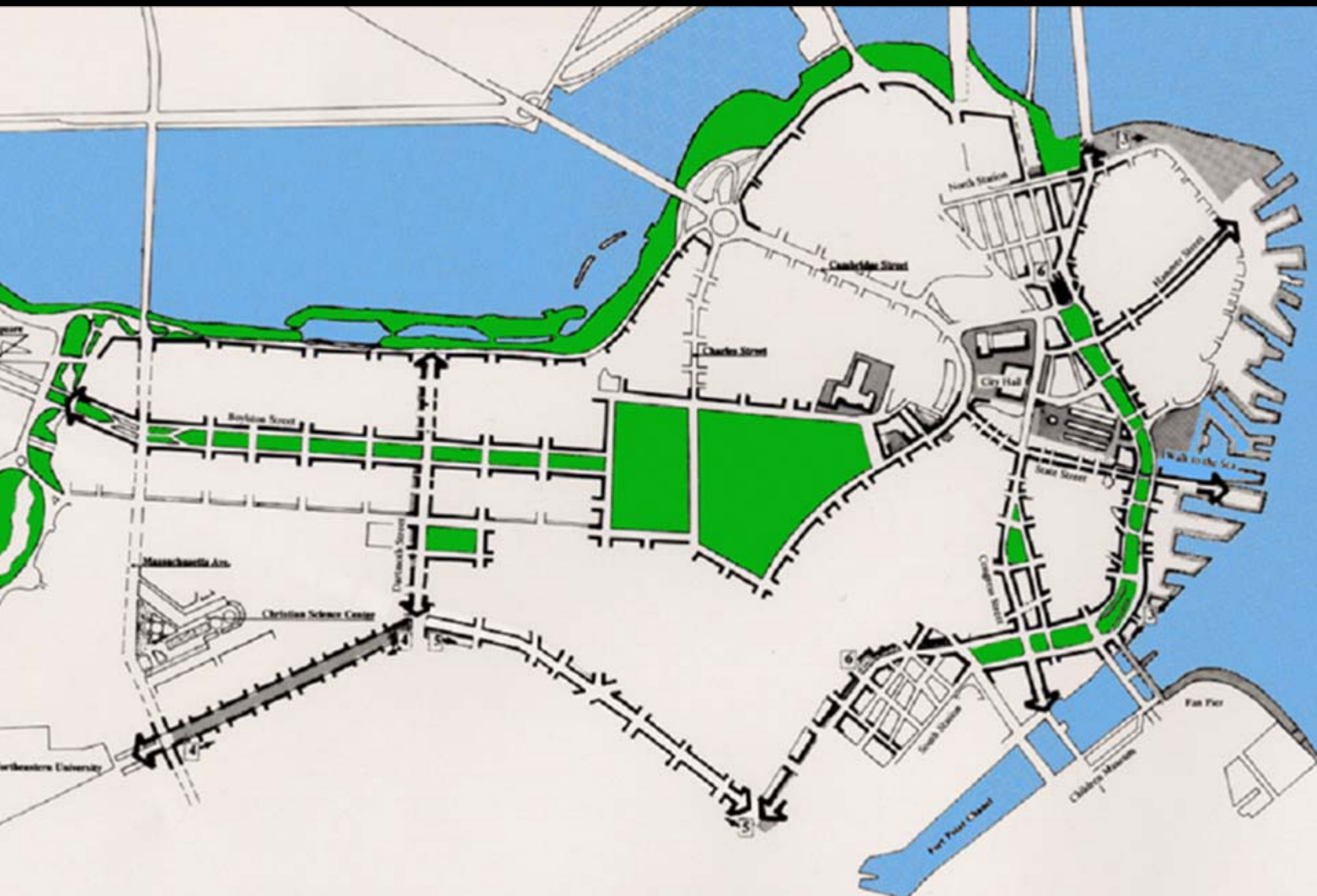
CHECK IT OUT







Open Space/Park System



Paul Revere Park



Paul Revere Park



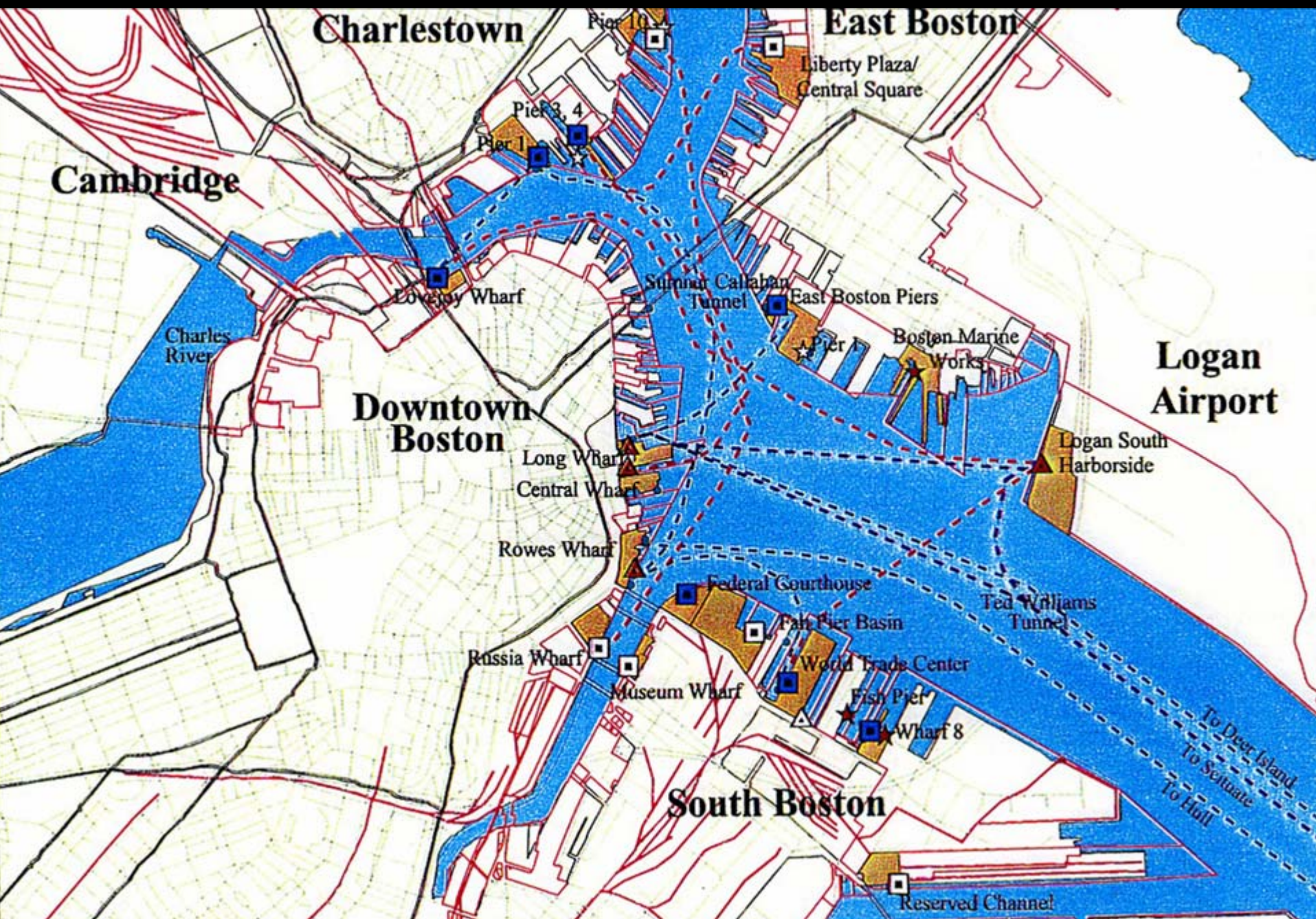
Nashua Street Park



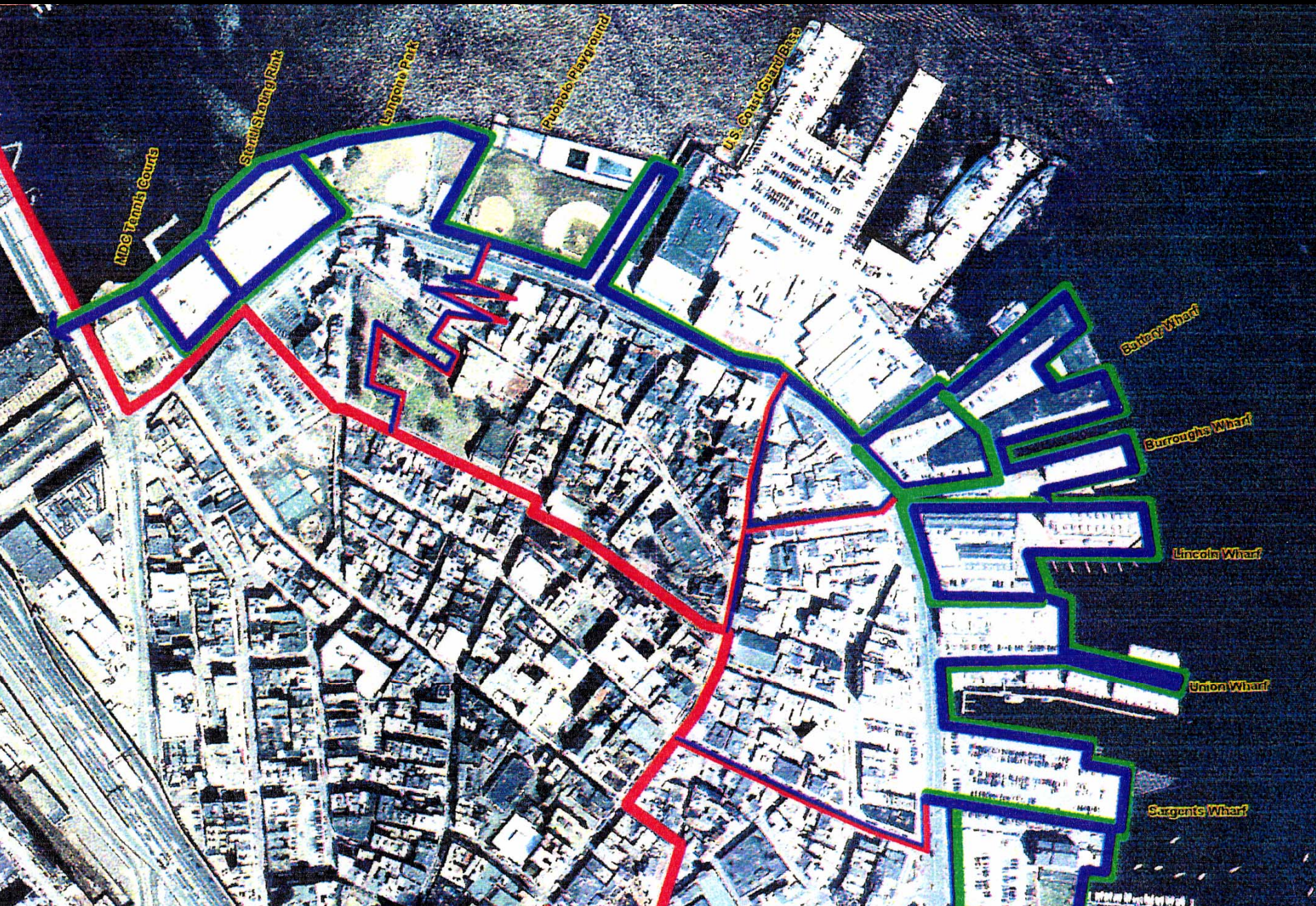
Nashua Street Park



Inner Harbor Water Transportation Plan



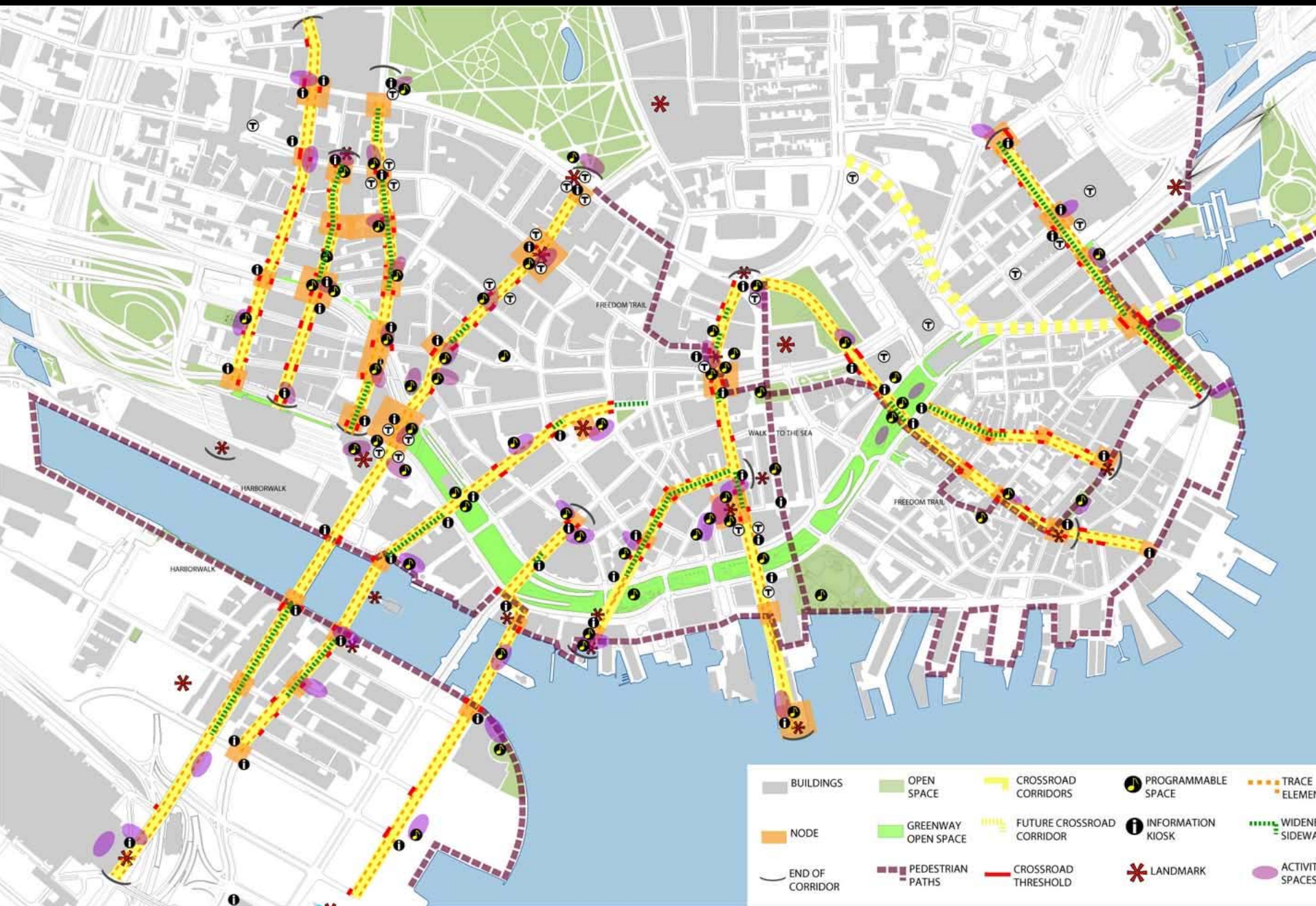
North End Historic Piers Network Plan



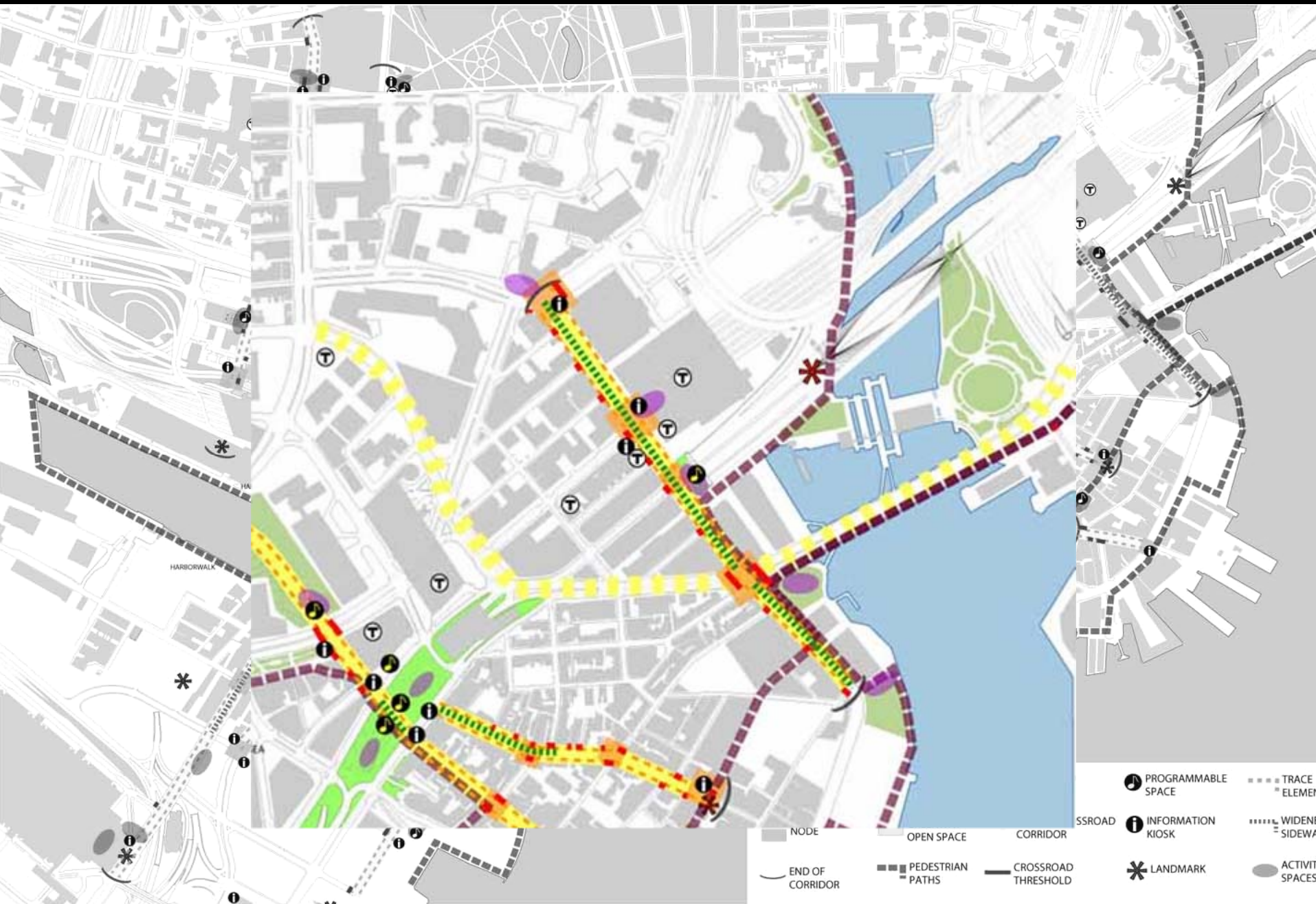
Historic & Interpretive Signage



Crossroads Initiative



Crossroads Initiative





THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENVIRONMENTAL AFFAIRS
OFFICE OF COASTAL ZONE MANAGEMENT
251 Causeway Street, Suite 800, Boston, MA 02114-2136
(617) 626-1200 FAX: (617) 626-1240

2005 APR 14 P 3 22

B.R.A.

March 29, 2005

Mark Maloney, Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Maloney:

This letter is in response to the recently published Environmental Notification Form (ENF) and related discussions between Boston Redevelopment Authority (BRA) and Massachusetts Office of Coastal Zone Management (CZM) staff regarding proposed development for ~~Lovejoy Wharf~~. As described in the ENF, the proposed project would appear to require an amendment to the City's existing, approved Municipal Harbor Plan (MHP) for Boston to be eligible to receive a Chapter 91 Waterways license. CZM offers this guidance to assist the BRA in developing the MHP amendment.

The MHP regulations do not require a formal Notice to Proceed for an MHP amendment, although such an amendment is reviewed according to the same review procedures at 301 CMR 23.04 utilized for an MHP. In the spirit of a Notice to Proceed, this letter is intended to provide the City guidance related to the content and level of detail of the MHP amendment.

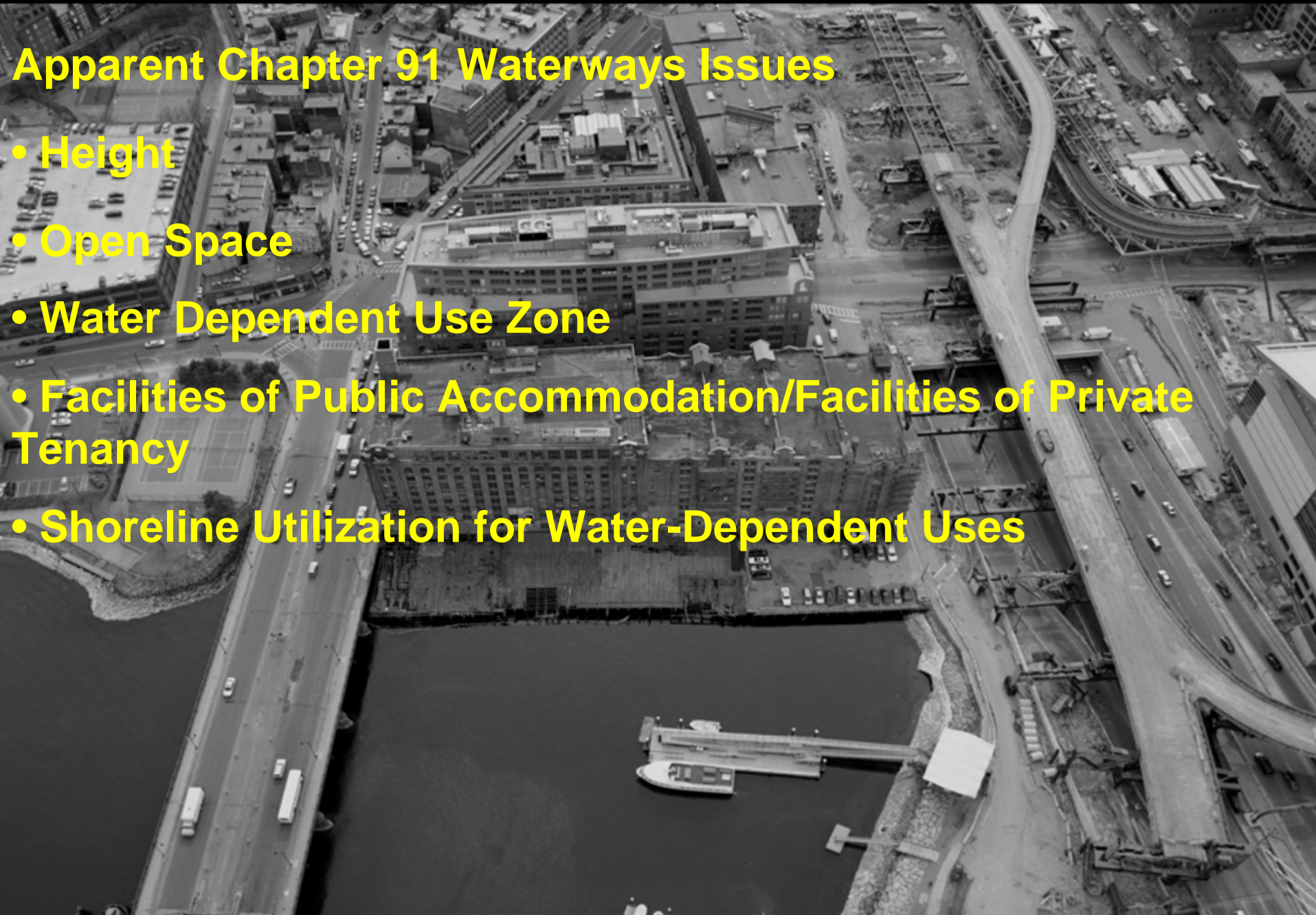
The 1991 MHP approval sets forth substitute provisions and related offsets for portions of the Boston waterfront, but its geographic area did not include Lovejoy Wharf. In 1999, the Secretary approved the North Station amendment to the MHP that included Lovejoy Wharf in its geographic area. However, the North Station amendment approval was largely focused on the redevelopment of the 226 Causeway Street building and did not include any substitute provisions, offsets, or amplifications for Lovejoy Wharf related to the Chapter 91 Waterways regulations governing height, open space, use, and other issues. Consequently, the development proposal for Lovejoy Wharf requires an MHP amendment to address its conformity to certain Chapter 91 Waterways license issues, as described below.

This letter is in part based on the information provided in the ENF, which appears to raise certain Chapter 91 Waterways licensing issues. As the project development process continues, additional issues may arise. Additionally, accurate plans indicating the extent of Chapter 91 jurisdictional areas at a suitable scale are necessary to fully understand the nature and extent of the proposed project's issues of conformance to the Chapter 91 Waterways regulations.

CZM Guidance on Lovejoy Wharf MHP Amendment

Apparent Chapter 91 Waterways Issues

- Height
- Open Space
- Water Dependent Use Zone
- Facilities of Public Accommodation/Facilities of Private Tenancy
- Shoreline Utilization for Water-Dependent Uses



An aerial photograph of Boston, Massachusetts, showing the city skyline and harbor. The image is in black and white. In the foreground, a large, multi-story brick building with many windows is visible. To the left of this building is a street with cars and a bus. To the right is a body of water with a pier and some construction equipment. In the background, the city skyline is visible with several tall buildings. The text "Municipal Harbor Plan" and "Amendment for Lovejoy Wharf" is overlaid in yellow. The text "Boston Redevelopment Authority" and "December 14, 2005" is overlaid in yellow at the bottom.

Municipal Harbor Plan Amendment for Lovejoy Wharf

**Boston Redevelopment Authority
December 14, 2005**